



## **Threeways, Peachley Lane**

Lower Broadheath, Worcester WR2 6QR

**Andrew Grant**



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 **3 Bedrooms**    **1 Reception**    **2 Bathrooms**

Freehold / 1,337 sq. ft.

## KEY FEATURES:

- Impressive detached bungalow
- Delightful rural village location
- Excellent sized plot
- Spacious dual aspect living room
- Practical utility room
- Three double bedrooms
- Master with en-suite shower room
- Landscaped gardens
- Driveway parking
- Detached garage

A wonderful detached bungalow with beautiful gardens, located in a charming village setting.

This lovely bungalow impresses with its spacious and light accommodation. The hallway leads to an expansive living room with a feature fireplace, a practical kitchen with integrated appliances and a utility room. The master bedroom includes an en-suite shower room, while bedrooms two and three offer ample space. A spacious bathroom serves the bedrooms.

Outside, the front boasts a sweeping driveway leading to ample parking complemented by a detached garage. The rear garden features raised beds, a lawn, patios and a raised vegetable garden.

## Situation

Threeways is nestled in a charming rural village setting, boasting convenient access to local amenities. Lower Broadheath has two exceptional pubs and is merely 10 to 15 minutes away from Worcester's bustling centre. The city offers a plethora of high street shops, dining options and inviting public houses. Top-notch educational opportunities are in abundance, notably the esteemed RGS Worcester. Convenient transport links such as Worcester Foregate Street Railway Station and effortless access to the M5 motorway via Junctions 6 & 7 will delight commuters.



## Description

A sweeping driveway welcomes you with ample parking space, leading gracefully to the property's entrance and detached garage. There is a well-maintained lawned garden bordered by a low hedgerow alongside the driveway, with a gravelled area to the other side. The front has a beautifully landscaped border filled with an array of plants and shrubs, offering a delightful outlook. A pathway to the side leads to the rear garden.

An inviting hallway guides you to the main living areas, bedrooms and bathroom. The hallway is enhanced by a spacious storage cupboard, ideal for coats and boots.

Light floods into the spacious living room through dual aspect windows, creating a bright ambiance. The room's focal point is a feature fireplace with a brick surround, adding warmth and character.



### **Kitchen**

The kitchen boasts a practical layout with wall and base units topped with worktops, incorporating a breakfast bar. A stainless-steel sink with a drainer is perfectly positioned by the front-facing window. Integrated appliances include an oven, hob and extractor. Tiled splashbacks complement the units and a side door provides access to the outside.

### **Utility Room**

A functional utility room offers additional convenience with its base units, worktops and a stainless-steel sink with a drainer and mixer tap. Ample undercounter space accommodates a washing machine. This room also houses the boiler and features a side-facing window.







### **Master Bedroom**

This spacious double room offers a rear-facing window, providing serene garden views. It also features a built-in wardrobe and an en-suite shower room.

### **En-Suite Shower Room**

The en-suite includes a low-level WC, washbasin, shower cubicle, tiling to the splashbacks and flooring and an obscure-glazed window to the side.



### **Bedrooms Two and Three**

A generously sized double room with a built-in wardrobe and charming garden views from its rear-facing window.

The third bedroom is another ample double room, featuring a window to the side aspect and fitted bedroom furniture along one wall, including drawers, cupboards and wardrobes.

### **Bathroom**

The spacious bathroom comprises a low-level WC, washbasin and bathtub. It includes a large storage cupboard, tiled splashbacks and an obscure-glazed window to the side aspect.





### **Gardens and Grounds**

The garden is generously proportioned, featuring tiered landscaping at the rear designed with careful consideration. A gravel-edged pathway runs along the rear, flanked by raised beds enclosed by brick walls. These beds display a delightful variety of mature plants and shrubs. Adjacent to the raised beds, steps lead up to a lawned area, continuing along the pathway and further steps reveal a spacious raised patio, perfect for basking in the sunshine and enjoying outdoor dining. This patio features a charming arbour and trellising offers privacy. Alongside the bungalow, a pathway leads to a raised vegetable garden and a further patio area.

### **Services**

Mains gas, electricity, water and drainage. Broadband is available at this property.

Council tax band - D.





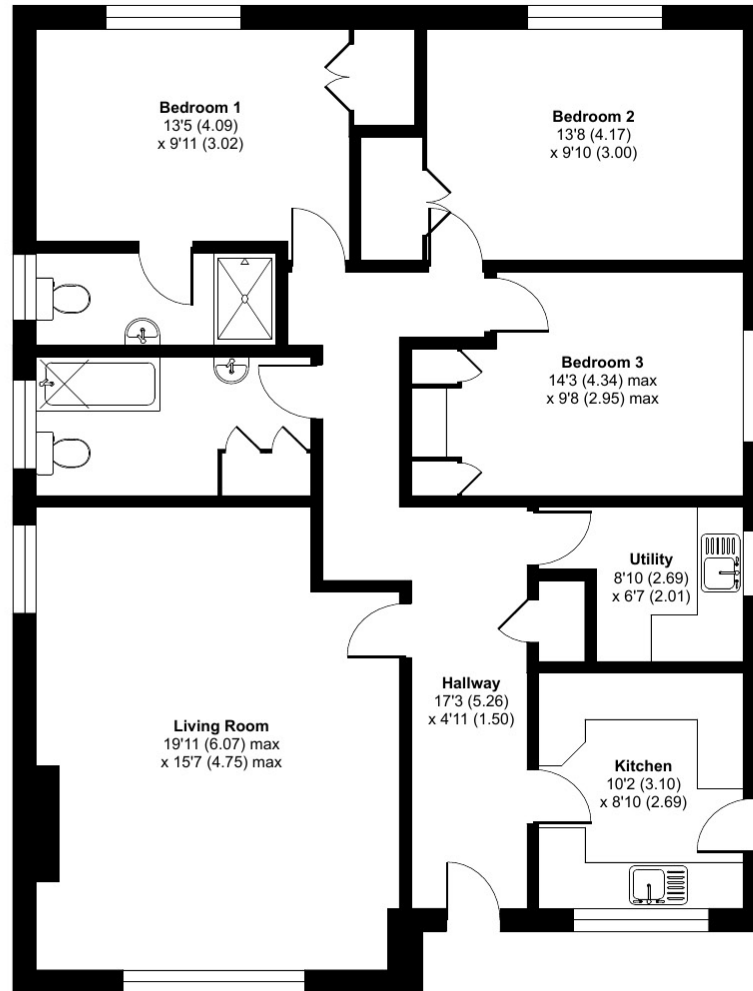
# Peachley Lane, WR2

Approximate Area = 1200 sq ft / 111.5 sq m

Garage = 137 sq ft / 12.7 sq m

Total = 1337 sq ft / 124.2 sq m

For identification only - Not to scale



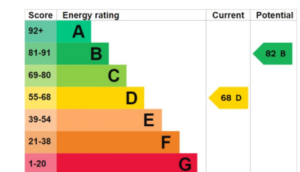
**GROUND FLOOR**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Andrew Grant. REF: 1084787



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